

MINUTES OF MEETING OF STATE BUILDING COMMISSION

JUNE 13, 2002

The State Building Commission met this day at 10:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

10:00 a.m.	Department of Safety	Sergeant Jim Gunn
10:01 a.m.	University of Tennessee	President Eli Fly
10:14 a.m.	Department of Transportation	Deputy Commissioner Tommy Hart
10:27 a.m.	Department of Environment and Conservation	Deputy Commissioner Rick Sinclair
10:28 a.m.	Tennessee Board of Regents	Vice Chancellor David Gregory
10:30 a.m.	Department of Finance and Administration	
10:37 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate
Jimmy Naifeh, Speaker of the House of Representatives
C. Warren Neel, Commissioner, Department of Finance and Administration
Steve Adams, State Treasurer
Riley Darnell, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Don Sundquist
John G. Morgan, Comptroller of the Treasury

STATE BUILDING COMMISSION STAFF PRESENT

Michael A. Fitts, State Architect
Georgia Martin, Administrative Assistant

OTHERS PRESENT

Larry Kirk, Department of Finance and Administration
Sharon Willis, Department of Finance and Administration
Charles Harrison, Comptroller's Office
Mark Wood, Secretary of State's Office
Genie Whitesell, Attorney General's Office
Janie Porter, Attorney General's Office
Col. Greg Phelps, Military Department
Keith Robinson, Tennessee Board of Regents
Jerry Preston, Tennessee Board of Regents
George Brummett, Department of Finance and Administration
Pat Haas, Comptroller's Office
Nancy Blevins, Department of Finance and Administration
Dennis Raffield, THEC
Alvin Payne, University of Tennessee
George Criss, University of Tennessee
Robbi Stivers, University of Tennessee
Philip Scheurer, University of Tennessee
Nick DePalma, Department of Finance and Administration
Steven Greil, Tennessee Performing Arts Center
Dwight Hensley, Department of Environment and Conservation
Carl Cobble, Department of Transportation
Doug Roberts, Department of Finance and Administration

Lieutenant Governor Wilder called the meeting to order at 10:00 a.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF SAFETY

10:00 a.m.

Sergeant Gunn requested action on the following matter.

HIGHWAY PATROL OFFICE, JOHNSON CITY, TENNESSEE

- 1) Sergeant Gunn presented a request for approval to rename the Highway Patrol Office in Johnson City, Tennessee, as the "James Seehorn Tennessee Highway Patrol Office" in honor of the late James Seehorn. The Commission approved the request as presented.

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UNIVERSITY OF TENNESSEE

10:01 a.m.

President Fly requested action on the following matters.

UNIVERSITY OF TENNESSEE CENTER FOR HEALTH SCIENCES, MEMPHIS, TN

- 1) President Fly presented a request for approval to accept a gift consisting of buildings from Baptist Memorial Hospital in Memphis, approval to enter into an agreement with Baptist Memorial Hospital and/or Memphis Biotech Foundation, and approval of a project and acknowledgment of the source of funding for **System Improvements** at the University of Tennessee Center for the Health Sciences, and selection of a designer to design and supervise the project. He stated that the Subcommittee had reviewed and recommended and he was there to answer any questions. Mr. Fitts distributed a handout detailing the proposal. Lieutenant Governor Wilder asked if the project income would pay for the system improvement projects and was told that it would. President Fly said this was a gift of property valued at \$40 million. Treasurer Adams stated that the rent would not service a \$40 million debt and President Fly said that was true. The Commission asked if State appropriations would be needed in the future to defray cost. President Fly responded that he did not anticipate that to ever be needed, although it was theoretically possible. President Fly stated that the buildings were in good shape and this was a good deal for the State. After further discussion, the Commission approved the request as well as the selection of Ellers Oakley Chester Rike to design and supervise the project.

Estimated Project Cost: \$6,855,000.00
SBC Project No. 540/013-03-02

DISCUSSION OF BIDS

- 1) **University of Tennessee Memphis**
(Dobbs Building Elevator Improvements)
SBC Project No. 540/013-04-97
Bid date: May 30, 2002
SBC Action: Referred to Subcommittee, with authority to act

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The Commission thanked Eli Fly for his years of dedicated service to the State of Tennessee and wished him well.

DEPARTMENT OF TRANSPORTATION

10:14 a.m.

Deputy Commissioner Tommy Hart requested action on the following matters.

REGION 3

- 1) Mr. Hart presented a request for approval of a project and acknowledgment of the source of funding to **Renovate the I-65 Scales** in Robertson County, with design and construction by Department of Transportation with plans to be approved by the State Architect. He stated that the facility was constructed in 1978 and was not able to handle the volume of truck traffic, causing trucks to back up on the interstate. He said, for safety reasons, trucks are being allowed to bypass the scales when the ramps are full, resulting in lost revenue. The Commission asked how many scales there were in the State and will they need renovating. Mr. Hart replied that there were nine and that all, but Greeneville, would need renovating in the near future. Secretary Darnell asked if the federal dollars were restricted and was told "no". Treasurer Adams asked if this project incorporated the latest technology and was told "yes". Treasurer Adams questioned the Department about the nationally-used "pre pass" system. Speaker Naifeh asked what the effect would be if the State has a no new revenue budget. Mr. Hart replied that they would have to take a hard look because these were revenue-producing projects, and they had not included in their recommended reductions being presented to the Legislature. Lieutenant Governor Wilder stated that the SBC's role is to receive value for dollars spent, and that he knew the cost of cotton gin scales and he was concerned about the high cost of these scales. He suggested that both scale projects be referred to the Subcommittee, with authority to act, such that they could evaluate the cost, but he asked that the Subcommittee let the Speakers know what they recommended before they did it. Lieutenant Governor Wilder's suggestion was approved as presented.

Estimated Project Cost: **\$4,660,000.00**
SBC Project No. 243/020-01-02

- 2) Referred to the Subcommittee, with authority to act, a request for approval of a project and acknowledgment of the source of funding to **Renovate the I-24 Scales** in Coffee County, with design and construction by Department of Transportation with plans to be approved by the State Architect.

Estimated Project Cost: **\$10,560,000.00**
SBC Project No. 242/010-01-02

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

10:27 a.m.

Deputy Commissioner Sinclair requested action on the following matter.

STATEWIDE

- 1) Approved a request to renew and amend a contract with Annie Mechanical Maintenance Company for FY 02-03 (fifth contract year) to reduce the contract amount from \$3,000,000.00 to \$750,000.00 (\$2,250,000.00 decrease), which will reduce the overall five-year contract from \$13,750,000.00 to \$11,500,000.00, within existing available funding.

Revised Estimated Project Cost: \$11,500,000.00
SBC Project No. 126/000-03-97

TENNESSEE BOARD OF REGENTS

10:28 a.m.

Vice Chancellor Gregory requested action on the following matter.

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Parking Improvements** at Middle Tennessee State University, Murfreesboro, Tennessee.

Estimated Project Cost: \$150,000.00
SBC Project No. 166/009-04-02

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DEPARTMENT OF FINANCE AND ADMINISTRATION

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$115,000.00 to \$150,000.00 (\$35,000.00 increase) of a project for **Sandwich Shop** at the William R. Snodgrass Tennessee Tower, and authorization to award a contract to Robert S. Biscan, Brentwood, in the amount of \$119,928.00, based on bids received May 9, 2002.

Revised Estimated Project Cost: \$150,000.00
SBC Project No. 529/079-01-01

JOHN SEVIER, CENTRAL SERVICES AND CORDELL HULL BUILDINGS, NASHVILLE, TN

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$175,000.00 to \$350,000.00 (\$175,000.00 increase) of a project for **Interior Modifications and Security Improvements** at the John Sevier, Central Services and Cordell Hull Buildings, Nashville, Tennessee.

Revised Estimated Project Cost: \$350,000.00
SBC Project No. 529/070-01-01

NASHVILLE GUARD ARMORY, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$204,000.00 to \$260,000.00 (\$56,000.00 increase) of a project for **Security System** at Houston Barracks, and authorization to award a contract to Access Control Systems of Nashville, in the amount of \$213,277.00, which includes the base bid plus Alternates 1, 2 and 3, in accordance with bids received June 11, 2002.

Revised Estimated Project Cost: \$260,000.00
SBC Project No. 361/067-02-02

DISCUSSION OF BIDS

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| <ol style="list-style-type: none">1) Capitol Complex
(Lan/Wan/AC Upgrade)
SBC Project No. 529/000-03-01
Bid date: 06/06/02
SBC Action: No action required | <ol style="list-style-type: none">2) Clover Bottom Developmental Center
(Replace Chiller / Air Handler)
SBC Project No. 344/003-01-01
Bid date: 06/11/02
SBC Action: No action required |
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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on May 9, 2002.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1. **I-40 Visitor Centers – Jackson**
(Replacement of Centers)
Change Order No. 9
Change Order Amount: \$64,959.00
Change Order Percent: 6.26
Cumulative Percent 14.88
SBC Project No. 240/050-01-99

****Approval to adjust the base amount***

2. **Fall Creek Falls State Park**
(Youth Camps 1 & 2)
Change Order No. 6
Change Order Amount: \$4,207.00
Change Order Percent: .89
Cumulative Percent 11.86
SBC Project No. 126/036-01-00

3. **War Memorial Building**
(Bronze Door Restoration/Exit Upgrade)
Change Order No. 4
Change Order Amount: \$32,582.00
Change Order Percent: 128.30
Cumulative Percent 144.60
SBC Project No. 529/090-01-99

4. **WRS Tennessee Tower**
(South Conference Center)
Change Order No. 7
Change Order Amount: \$636.00
Change Order Percent: .17
Cumulative Percent 30.17
SBC Project No. 529/079-01-95

5. **Greene Valley Developmental Center**
(Replace Hot Water Tanks)
Change Order No. 3
Change Order Amount: \$1,734.00
Change Order Percent: 2.48
Cumulative Percent 11.77
SBC Project No. 344/007-03-00
6. **Paris Landing State Park**
(ADA Improvements)
Change Order No. 6
Change Order Amount: \$8,293.01
Change Order Percent: 2.75
Cumulative Percent 10.31
SBC Project No. 126/075-01-00

SUB-COMMITTEE REPORT


- 1) Report received of action taken at the State Building Commission Executive Sub-Committee meeting held on May 20, 2002.

DESIGNER SELECTION LIST

- 1) Approved the following designer selections as recommended.
 - a) **University of Tennessee Center for Health Sciences**
(System Improvements – Baptist Memorial Hospital Proposed Gift)
Estimated Project Cost: \$6,855,000.00
SBC Project No. 540/013-03-02
Designer: **ELLERS OAKLEY CHESTER RIKE**
 - b) **Department of Health – Statewide**
(Bioterrorism Prevention & Response Initiative)
Estimated Project Cost: \$1,500,000.00
SBC Project No. 400/000-01-02
Designer: **THOMAS MILLER & PARTNERS**

There being no further action, the meeting adjourned at 10:39 a.m.

APPROVED BY:

A handwritten signature in black ink, appearing to read 'C. Warren Neel', is written over a horizontal line.

C. Warren Neel, Ph.D., Commissioner
Department of Finance and Administration